

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of March 14, 2024
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:30 P.M. by Vice-Chairperson Kenny Caudill.

Attendees: Vice-Chairperson Kenny Caudill, Members Theresa Finkenbinder, Kirby Kiefer and Robert Bunce; Treasurer/Finance Director Camie Stouck-Phiel, Solicitor Justin George and KPI Technology Representative Leah Heine; Chairperson Underwood was absent.

Minutes of the February 8, 2024 Regular Meeting: ***Approved on a Finkenbinder/Bunce motion; 4-0 vote.***

Public comments: None

Active Business: None

Charles and Lynn Skopic Subdivision:

The plan proposes the subdivision of an existing Lot 1 into two separate lots (1 and 1A) along Blackhorse Tavern Road. Lot 1 (3.1 acres) will retain the existing home while Lot 1A (7.09 acres) will be a new residential building lot that will include a Land Conservancy of Adams County Conservation Easement, Stream & Floodplain. Both lots will have on-lot water and sewer.

Heine discussed the remaining comments with the Commission and the applicant's engineer, Robert Sharrah. Heine explained that the lot lines have been changed and the Land Conservancy Easement has been added to the plan. The deed book and page number for the recorded easement has also been added to the plan. The lots were re-perc tested to locate the primary and secondary areas.

Motion of Kiefer, 2nd by Finkenbinder recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed and the County not having any plan changing or adverse comments. Motion Carried 4-0.

SAI Ram 27, LLC:

The plan proposes the conversion of an existing (vacant formerly commercially used) building to a convenience store/residence and fueling station on a 1.3-acre property located at 1025 Biglerville Road. The property is located in the Mixed Use (MX) Neighborhood Multi-Family Overlay District. The applicant's engineer was present and stated that there have recently been some environmental issues with the fuel tanks called to their attention and they are asking that the plan be tabled and have formally requested an extension for the proposed plan.

Bunce made a motion to table the plan, based on the environmental issues, 2nd by Kiefer; Motion Carried 4-0.

New Business:

The Crossings:

The plan represents the preliminary plan submission for The Crossings. The plan proposes 154 single family detached residential lots (30% cluster overlay design) and three open space/HOA lots on a 53.696-acre parcel along Old Mill Road in the Residential Zoning District. The site is bordered on the northeast by Old Mill Road, to the southeast by an intermittent stream and the Old Mill Overlook development, and to the north across Old Mill Road by Gettysburg Airport. Both public water and public sewer service are proposed. The engineering review is based on a plan representing a completely new submission, following prior plan disapproval by the Board of Supervisors.

Heine and the applicant's engineer discussed some of the comments with the Commission. From the engineer review of the proposed Old Mill Road sidewalk and sidewalk easement many comments were noted. The sidewalk should be located so that it does not need to wrap around existing poles. It is recommended that the sidewalks along the Old Mill Road public right-of-way be increased to five feet width. The connection to the proposed sidewalk in Old Mill Overlook should be shown and it should be located out of the Old Mill Road right-of-way. The Development Agreement will need to address the developer's obligation to install the remainder of the sidewalk in the easement. Finally, it should be shown how the sidewalk can be installed through the discharge from stormwater basin B1.

Heine mentioned that the plan proposes a 30% cluster overlay design, it should be demonstrated that the plan meets the new Open Space requirements of Ordinance 2021-186. The applicant's engineer acknowledged that they need to provide more open space calculations. Heine also mentioned that a meeting needs to be arranged to discuss road widening. The applicant's engineer explained that one of the largest hold ups for the plan has been the environmental permitting. They are currently working on the technical deficiency letter, that has to be submitted by the end of the month.

Heine discussed that intersection lights should include photometrics to confirm lighting along Old Mill Road. Lighting details should be provided, and it should be reviewed if a light was meant to be provided at the Infantry/Legion intersection. The new plan submission proposes five phases. From the initial plan review of the revised phasing plan, it was noted that the initial phase must contain a minimum of 25% of the total lots in the development, and the temporary cul-de-sac labeling should be corrected. Heine asked the applicant if the new plan has been sent to the FAA and PennDOT Bureau of Aviation. There is a new basin on the plan that is in the airport easement. The applicant's engineer stated that the new plan has been submitted to the airport authority.

Finkenbinder made a motion to table the plan, 2nd by Bunce; Motion Carried 4-0.

General:

The February 2024 Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 6:31 P.M. **Approved on a motion by Finkenbinder, 2nd by Bunce. Motion carried 4-0.**

Submitted by: _____ Camie Stouck-Phiel, Treasurer